

**MINUTES OF THE CITY PLANNING COMMISSION  
J. MARTIN GRIESEL ROOM**

**September 6, 2002  
9:00 AM**

**Present:** Appointed Members: Terry Hankner, Jacquelyn McCray, Donald Mooney, Pete Witte; Administration: Water Works Director David Rager; City Planning Staff: Liz Blume, City Planning Director, and Steven Kurtz, Administrator, Land Use Management

The meeting was called to order by Chairman Don Mooney.

**MINUTES**

The minutes of the August 23, 2002, City Planning Commission (CPC) meeting were presented for consideration.

**Motion:** Ms. Hankner moved approval of the minutes, as presented.

**Second:** Ms. McCray

**Vote:** All ayes (4-0).

**CONSENT ITEMS**

**Resolution of Council Declaring the Intent of Council to Appropriate Property Located Within the Clifton Heights Urban Renewal Area**

The Clifton Heights/UC Joint Urban Renewal Area Plan, approved by the Planning Commission on June 6, 2001, established a 20-block plan area, bounded by Vine, Ravine, Calhoun and Lyon Streets. This resolution declares the intent of the City to acquire certain parcels on Calhoun Street in the Clifton Heights/University of Cincinnati Joint Urban Renewal Plan Area for urban renewal purposes and authorizes the City to negotiate with the property owners to acquire the necessary property. The Clifton Heights Community Urban Renewal Corporation (CHCURC) has hired a developer to develop this \$110-million mixed use project, which consists of 1159 parking spaces, 323 student apartments, 162 condominiums, 78,510 square feet of retail space and 18 townhouses that straddle a 0.7-acre park. Estimated City expenditures of more than \$6-million for staff time, acquisition and related costs will be fully reimbursed by CHCURC with funds provided by the University of Cincinnati Foundation.

**Ordinance Authorizing a Lease with IMPACT Over-the-Rhine for a Community Garden Located at the Schiller and Hughes Playground**

The Schiller and Hughes Playground at 1732-1734 Main Street is managed by the Cincinnati Recreation Commission. IMPACT Over-the-Rhine has requested a lease

for a 120' x 40' portion of the playground for use as a community garden site. Real Estate Services of the Law Department has determined the fair market value of the garden site is \$700 per year; however, because of the public service rendered by IMPACT in managing the community garden, the garden site will be leased for \$1.00 per year.

**Ordinance Authorizing a Lease with Columbia Development Corporation for Portions of Crow and Whetstone Alleys in the Central Business District**

Since 1992, Columbia Development Company has been leasing the City-owned Crow Alley, between Seventh and Eighth Streets, and Whetstone Alley, between Pancoast Alley and Sycamore Street, for use as parking. The current lease is about to expire. Columbia has no development plans for the site and would like to continue operating the surface parking lot. However, the parking lot was established prior to 1987 and represents a non-conforming use; therefore, the lease will be amended to require perimeter fencing of the parking lot and removal of existing non-conforming parking signs at the corner of Seventh and Main Streets.

**Ordinance Authorizing a Permanent Easement Over Surplus City-owned Property Southwest of Butler Street in the Central Business District**

R. L. Polk and Company currently leases property from the City in order to obtain access to their parking lot. R. L. Polk and Company is concerned that if their lease expires, they will lose access to their own parking area; therefore, R. L. Polk and Company is requesting a permanent easement over a strip of the current lease area to insure they will always have access to that parking area.

**Ordinance Authorizing a Permanent Easement for Construction and Maintenance of Gas Pipe Lines Through the Richard Miller Treatment Plant in the California Community**

The Cincinnati Gas & Electric Company's (CG&E) gas transmission pipelines located at the Cincinnati Water Works' Richard Miller Treatment Plant have been exposed as a result of erosion. CG&E has determined that the best long-term solution to this problem is to relocate the pipelines, through the Richard Miller Treatment Plant; they propose to run gas lines from the Little Miami River to Kellogg Avenue, across the Water Works property. An appraised fair market value for the easement has been determined at \$10,125.00. CG&E has deposited this amount with the City Treasurer.

**Motion:** Ms. McCray moved approval of the consent items.

**Second:** Ms. Hankner

**Vote:** Motion carried; 4-0.

**PROPOSED ZONE CHANGE FROM M-3, HEAVY MANUFACTURING, AND R-4, MULTI-FAMILY LOW-DENSITY, TO M-2, INTERMEDIATE MANUFACTURING, IN AND AROUND THE CENTER HILL LANDFILL SITE ON CENTER HILL AVENUE AND ESTE AVENUE IN WINTON HILLS**

Action requested: Approve a zone change from M-3, Heavy Manufacturing District, and R-4, Multi-Family Low-Density District, to M-2, Intermediate Manufacturing District, in and around the Center Hill Landfill site on Center Hill Avenue and Este Avenue in Winton Hills.

**-- Mr. Rager entered the meeting. --**

Presented by Steven Kurtz on behalf of Senior City Planner David Efland, the staff report indicates that the 75-acre proposed zone change consists of two pieces: the western portion, currently zoned R-4, Multi-Family Low-Density Residential, and the eastern portion, currently M-3, Heavy Manufacturing. Este Avenue bisects the two pieces, with a small remaining portion of the M-3 protruding into the R-4 on the western portion of the site. The site east of Este Avenue currently contains the old landfill incinerator building, as well as a business which is engaged in commercial and residential glazing and glass contracting.

The M-2 District proposed for this area is consistent with surrounding zoning and land use patterns. The proposed reuse of the Center Hill Landfill site is for manufacturing uses similar to those currently in the Ridgewood Industrial Subdivision. The rezoning will enable the redevelopment of the landfill to productive tax bearing purposes, while enhancing environmental opportunities and remediating existing negative environmental conditions primarily related to the incinerator building. The Recreation Department has transferred the property to the Department of Community Development, recognizing the site has no potential for recreation uses.

Because the Center Hill Landfill is a single site for development purposes, it is logical to rezone the entire area to the same zoning district. Also, the Department of Community Development wishes to send a clear signal that the site will not be used for heavy manufacturing purposes. Further, the one existing business located along Center Hill Avenue, currently zoned M-3, will be unaffected by the change from M-2 to M-3; the Department of Buildings & Inspections has confirmed their status as an allowable use in an M-2 District. Staff recommends approval.

**Motion:** Ms. Hankner moved approval of the proposed zone change.

**Second:** Ms. McCray

**Vote:** Motion carried; 5-0.

**CERTIFICATION PROGRAM FOR PLANNING COMMISSIONERS**

Information was provided regarding the certification program for Planning Commission members that is offered through the Planning Partnership of the Hamilton County Planning Commission. Ms. Blume emphasized that the CPD is willing and able to pay the registration fee for any Commissioner who would like to attend.

#### **PRESENTATION REGARDING THE METRO MOVES REGIONAL TRANSIT PLAN**

Ms. Blume introduced Tim Reynolds, Director of Strategic Planning, and Carl Palmer, Director of Development, for Metro. Mr. Reynolds led discussion relative to the updated *MetroMoves* Regional Transit Plan, which sets forth a comprehensive, workable vision for Cincinnati's transportation future. The Plan is based on the expansion of Metro bus service, but also includes building light rail lines across the region, as well as installing state-of-the-art streetcars to link the Northern Kentucky and Cincinnati riverfronts to the University of Cincinnati and the nearby hospitals. It also calls for eventually developing commuter rail systems that could connect our region to neighboring cities. Metro's economic consultants estimate that building out the entire *MetroMoves* system could generate \$2.7-billion in economic development, and create more than 36,000 jobs over 30 years.

#### **ADJOURNMENT**

The fire alarm system was activated throughout the building and, as a result, the meeting was adjourned.

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Elizabeth A. Blume, Director  
City Planning Department

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Donald J. Mooney, Chairman  
City Planning Commission

Date: \_\_\_\_\_

Date: \_\_\_\_\_